

**ORDINANCE NO. 20100930-037**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP TO ADD A NEIGHBORHOOD PLAN COMBINING DISTRICT TO THE BASE ZONING DISTRICT ON APPROXIMATELY 1,541 ACRES OF LAND GENERALLY KNOWN AS THE WEST AUSTIN NEIGHBORHOOD GROUP NEIGHBORHOOD PLAN AREA AND TO CHANGE THE BASE ZONING ON 13 TRACTS OF LAND.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to add a neighborhood plan (NP) combining district to each base zoning district within the property (the "Property"), and to change the base zoning districts on 13 tracts of land being approximately 16.18 acres identified in the attached Exhibit "A" (*the Tract Map*), within the Property described as the West Austin Neighborhood Group neighborhood plan combining district in Zoning Case No. C14-2010-0052, on file at the Planning and Development Review Department, Save and Except the following properties:

3215 Exposition Blvd

approx 2.182 ac out of DJ Gilbert Sur 8 Abs 313; & a portion of Mar-Glenn;

2203 W 35<sup>th</sup> St  
(State School Tract)

approx 91.45 ac out of GW Spear Sur 7 Abs 697; DJ Gilbert Sur 8 Abs 313; & a portion of Mar-Glenn & Poole Estates,

Lake Austin Blvd  
(Brackenridge Tract)

approx 349.08 ac out of GW Spear Sur 7 Abs 697 & DJ Gilbert Sur 8 Abs 313

locally known as the area bound by West 35<sup>th</sup> Street to the north, MoPac Expressway to the east, Lady Bird Lake to the south and Lake Austin to the west, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B" (*the Zoning Map*).

Except as otherwise specifically provided in this ordinance, the existing base zoning districts and conditions remain in effect.

**PART 2.** The base zoning districts for the 13 tracts of land are changed from family residence (SF-3) district, multifamily residence medium density (MF-3) district, limited office (LO) district, neighborhood commercial (LR) district, general commercial services (CS) district to family residence-neighborhood plan (SF-3-NP) combining district, townhouse and condominium residence-neighborhood plan (SF-6-NP) combining district, multifamily residence limited density-neighborhood plan (MF-1-NP) combining district, multifamily residence medium density-neighborhood plan (MF-3-NP) combining district, multifamily residence medium density-conditional overlay-neighborhood plan (MF-3-CO-NP) combining district, multifamily residence moderate-high density-neighborhood plan (MF-4-NP) combining district, neighborhood office-mixed use-neighborhood plan (NO-MU-NP) combining district, and public-neighborhood plan (P-NP) combining district, as more particularly described and identified in the chart below:

Tract #	TCAD Prop ID	COA Address	From	To
102	116070	3111 Windsor Rd Unit 101	LO	MF-1-NP
	116071	3111 Windsor Rd Unit 102		
	116072	3111 Windsor Rd Unit 103		
	116073	3111 Windsor Rd Unit 104		
	116074	3111 Windsor Rd Unit 105		
	116075	3111 Windsor Rd Unit 106		
103	112690	2008 Enfield Rd	SF-3	P-NP
	112677	2008 Enfield Rd	MF-3, SF-3	
104	109577	700 Hearn Street	CS	MF-3-CO-NP
105	109576	2309 Pruett Street	CS	SF-6-NP
106	109568	2310 W. 7th	CS	SF-3-NP
107	107253	2303 Lake Austin Blvd	LR	P-NP
108	116286	3411 Bonnie Road	CS	SF-3-NP
109	116251	3412 Bonne Road	CS, SF-3	SF-3-NP
110	116458	3506 Bonnie Road	CS, SF-3	SF-3-NP
111	116492	1504 Robinhood	CS	NO-MU-NP
112	116373	1400 Scenic Dr Unit 1	CS	MF-3-NP
	116374	1400 Scenic Dr Unit 2		
	116375	1400 Scenic Dr Unit 3		
	116376	1400 Scenic Dr Unit 4		
113	116349	1500 Scenic Dr Unit 100	CS	MF-4-NP
	116350	1500 Scenic Dr Unit 101		
	725298	1500 Scenic Dr Unit 102		
	116352	1500 Scenic Dr Unit 103		
	116353	1500 Scenic Dr Unit 104		
	116354	1500 Scenic Dr Unit 105		

Tract #	TCAD Prop ID	COA Address	From	To
	116355	1500 Scenic Dr Unit 106		
	116356	1500 Scenic Dr Unit 107		
	116357	1500 Scenic Dr Unit 108		
	116358	1500 Scenic Dr Unit 109		
	116359	1500 Scenic Dr Unit 110		
	116360	1500 Scenic Dr Unit 111		
	116361	1500 Scenic Dr Unit 200		
	116362	1500 Scenic Dr Unit 201		
	116363	1500 Scenic Dr Unit 300		
	116364	1500 Scenic Dr Unit 301		
	116365	1500 Scenic Dr Unit 302		
	116366	1500 Scenic Dr Unit 303		
	116369	1500 Scenic Dr Unit 304		
	116367	1500 Scenic Dr Unit 305		
	116370	1500 Scenic Dr Unit 306		
	116368	1500 Scenic Dr Unit 307		
114	116348	1600 Scenic Dr	SF-3	P-NP

**PART 3.** The following applies to an existing legal lot with single-family residential use within the boundaries of the NP combining district:

- A. The minimum lot area is 2,500 square feet.
- B. The minimum lot width is 25 feet.
- C. For a lot with an area of 4,000 square feet or less, the impervious coverage may not exceed 65 percent.

**PART 4.** The following applies to a single-family residential use, a duplex residential use, or a two-family residential use within the boundaries of the NP:

- A. Impervious cover and parking placement restrictions apply as set forth in Section 25-2-1603 of the Code.
- B. Front or side yard parking restrictions apply as set forth in Sections 12-5-29 and Section 25-2-1406 of the Code.
- C. Garage placement restrictions apply as set forth in Section 25-2-1604 of the Code.

**PART 5.** Mobile food establishments regulations apply within the boundaries of the NP as set forth in Section 25-2-812 of the Code.

**PART 6.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions.

The following applies to Tract 104.

The maximum height for a building or structure is 35 feet from ground level.

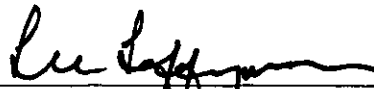
Except as otherwise specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the respective base districts, and other applicable requirements of the City Code.

**PART 7.** This ordinance takes effect on October 11, 2010

**PASSED AND APPROVED**

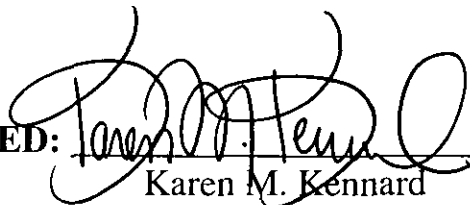
September 30, 2010

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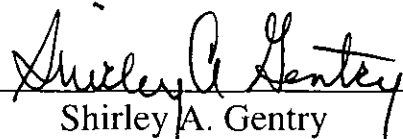
Lee Leffingwell  
Mayor

APPROVED:



Karen M. Kennard  
Acting City Attorney

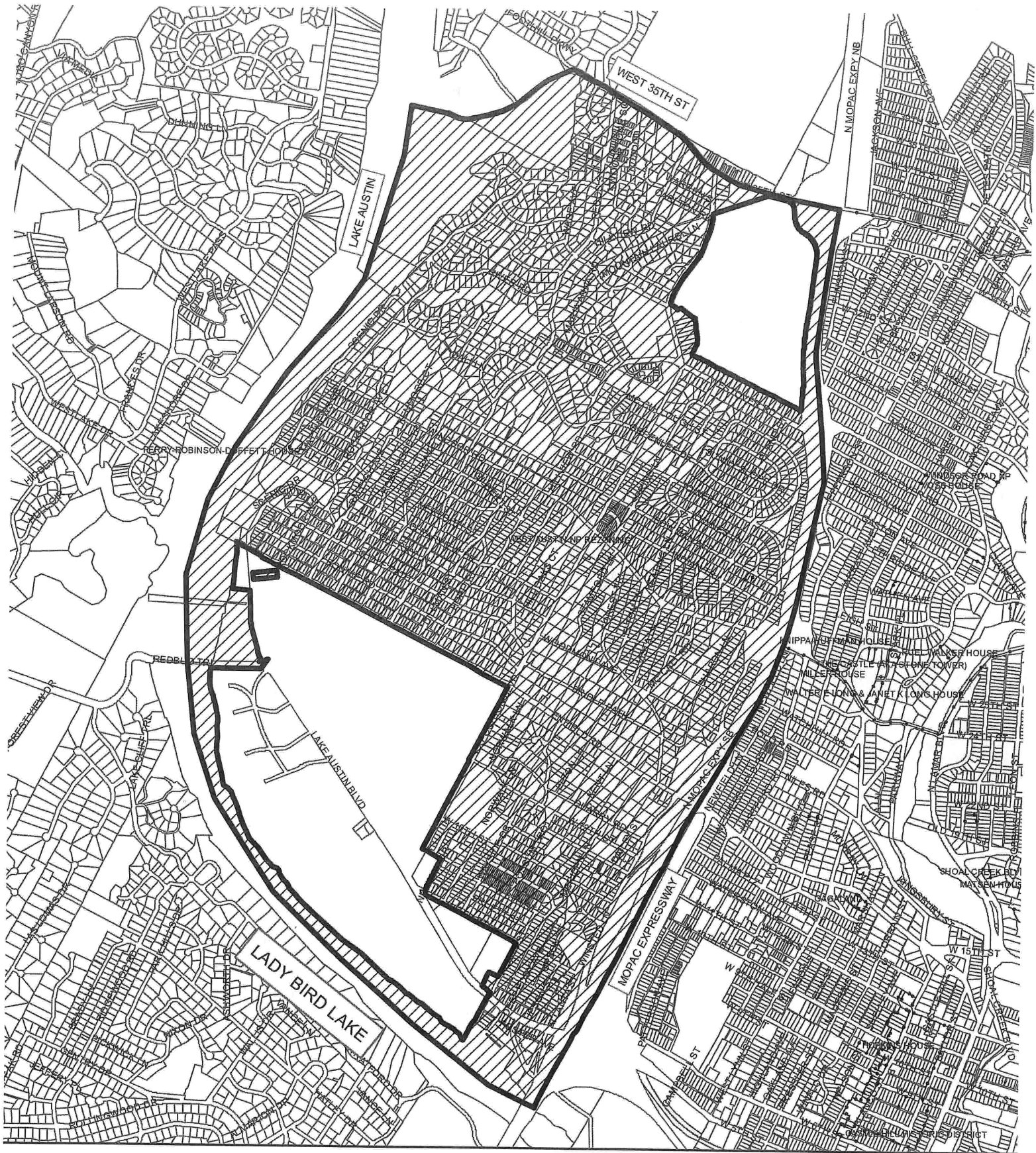
ATTEST:



Shirley A. Gentry  
City Clerk

Zoning Case #C14-2010-0052





# **ZONING**

*EXHIBIT B*

ZONING CASE#: C14-2010-0052

LOCATION: WEST AUSTIN NEIGHBORHOOD PLAN

SUBJECT AREA: N/A ACRES

GRID: G24/G23

MANAGER: PAUL DIGIUSEPPE



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

' = 1800'

This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

